

To: Connecticut General Assembly Housing Committee

From: Thomas Broderick, Trumbull

Re: H.B. 6780 - AN ACT CONCERNING TENANT'S RIGHTS and H.B. 6781- AN ACT ADDRESSING HOUSING AFFORDABILITY FOR RESIDENTS IN THE STATE

Date: February 27, 2023

To Housing Committee Chairs Sen. Marilyn Moore, Rep. Luxenberg, and Ranking and Distinguished Members,

I am writing in support of H.B. 6780 - AN ACT CONCERNING TENANT'S RIGHTS and H.B. 6781- AN ACT ADDRESSING HOUSING AFFORDABILITY FOR RESIDENTS IN THE STATE, the second one with amendments.

Virtually every person is a renter at some point in their life, and after graduating from Uconn's Neag School of Education I rented places in Danbury, Bethel, Stamford, and Norwalk. I have rented an ADU, a room in a townhouse, and in mid-sized condo complexes. As a renter, I had mostly positive experiences—but navigating security deposits, walkthroughs, and other parts that come with renting was a challenge.

Taken together, these bills provide common-sense measures to protect tenants, especially items such as standardized walkthrough forms and the extension of good cause eviction procedures. I also believe the provision to limit the look-back for evictions to five years is in keeping with a Connecticut that believes in the American Dream; after all, how are people supposed to turn a new leaf and make a fresh start if their past follows them forever?

Additionally, evictions are on the rise. The number of eviction filings in 2022 reached 20,585, an increase of over 1500 from 2019. And as the Connecticut Mirror highlighted in an outstanding [2022 piece by Ginny Monk](#), evictions have devastating effects on the families that experience them and for equity in Connecticut. Her article highlights the following points:

- The rise in evictions has had an outsized impact on children, particularly on their health, education and mental health. It disrupts many aspects of life and separates families, leaving kids worrying about where they're going to sleep, if they'll have enough to eat, if they'll be forced to stay somewhere unsafe.
- Women and people of color, particularly women of color, are more likely to be evicted. Families with children are also at higher risk of eviction.
- The bulk of eviction filings are in cities such as Hartford, New Haven, Waterbury, New Britain and Bridgeport.
- More than half – about 59% – of right-to-counsel clients in Connecticut report that there are defective conditions in their homes.

We know that an eviction devastates the families that live in our state, and we should do everything we can to prevent them.

For HB 6781, I urge you to remove the portion modifying Section 8-30G's HUE points for missing middle housing. We should absolutely legalize missing middle housing, but that is different than deed-restricted affordable housing.

The cornerstone of the American Dream is the ability to seek opportunity, but that can only happen if you have a place to call home. A better future really is possible, but we need your leadership and vision to make it happen.

Sincerely,

Thomas J. Broderick

20 Woolsley Avenue

Trumbull, Connecticut